

Bills Prohibits Rent Raise on Verbal Leases

Real Estate Men Unite in Support of Measure Aiming to Curb Profiteering by Landlords for a Year

Housing Scheme Rejected

Estimate Board Blocks \$10,000,000 Plan; Garden Tenants Ordered Out

Real estate men who are fighting rent profiteering have united in support of a bill before the Legislature to give all tenants now holding verbal leases the right to a full year's occupancy at the current rental, it was learned yesterday. This bill has been introduced by Senator Black and covers all tenancy not held under leases with specific dates of expiration.

The bill, it is felt, will protect the tenants from the month to month increases which have been a growing evil of late and go far toward ending the "scalping" and "wash sales" of apartment houses by which the profiteers have kept a steady rise in rentals under way.

Other developments in the housing situation yesterday were the refusal of the Board of Estimate to adopt a resolution by Borough President Curran looking toward a \$10,000,000 city housing scheme, preparations in the District Attorney's office to prosecute landlords who have written abusive letters to their tenants and notices to the tenants to the Garden City Hotel, where the tenants have used to test the right of the landlord to make alleged excessive rent increases, that they must vacate on September 1.

Prepare for Hearing

The Real Estate Board is busily at work on its plans for the hearing on rent bills in Albany on March 23, when it will oppose the advocates of a state commission bill and measures fixing percentage basis for rents. They will support the bill to exempt mortgages from taxation.

"We are anxious for two things in legislation," said Robert E. Dowling, president of the City Investment Company and chairman of the committee on legislation of the Real Estate Board, yesterday. "We want measures which will give immediate protection to renters and those which will induce investment in building. It is being charged that really men want the present situation to continue, but intelligent property owners know that this course would react against them in the long run."

"In spite of their apparent value, the bills based on making rentals equal to a percentage of the value of the property will work to the disadvantage of the tenant. Many of the worst landlords now are refusing to give leases, so that on fictitious sales or for some other excuse, they can boost the rent month after month. There is no doubt that the bill would be accomplished by stopping this. That would be done by Senator Black's bill giving present tenants a year's right of occupancy before their leases, unless there is an actual lease."

Business Needs Money

"This would save the tenants, give them immediate security, check the speculators and generally stabilize the situation."

"In general the realty interests want more money to come into the business and the bill to limit the rent increases would help that. It is chiefly because restrictive legislation would scare money away that such interests are opposed to a state commission bill and percentage basis in rent fixing. The state commission plan is obviously unworkable. There are no three men who could begin to run a rental or even a small part of New York City property. The docket would be overwhelmed instantly."

Borough President Curran's resolution presented to the Board of Aldermen yesterday, provided for much the same action by the Board of Estimate as was recommended in a resolution adopted by the Board of Aldermen. He asked the listing of all city property available for building purposes and the commitment of the board to the building program of \$10,000,000 it should found legal. Comptroller Craig opposed the plan and it was defeated. The resolution provided:

"That the Comptroller be requested to submit to the Board at its next session a schedule of property owned by the city and suitable for the construction of houses to meet the present emergency, to the Board, if it is empowered to do so, make a tentative attempt to meet the housing emergency by a definite appropriation of \$10,000,000 for construction and maintenance of dwelling places and apartments."

Tenants Ordered Out

Theodore L. Waugh, Assistant District Attorney, announced yesterday that the suggestion of Magistrate Charles N. Harris, that next week he would issue an information alleging coercion against landlords who have written abusive and coercive letters to their tenants. He believes that some of them can be prosecuted. The information proceedings will lay the basis for the enactment of protective legislation.

Another move was made in the case of the Garden City Hotel, where tenants are suing in equity to have the courts determine whether the increases, running to 200 per cent, which have been demanded by the landlord, Guyon L. C. Earle, are just. Three of them that they must vacate on September 1. In reply the tenants issued a statement in which they said, in part: "It is interesting to note that before we began our legal fight against his rent increases manifested perfect willingness to renew the lease of his apartment house would stand for the increase that he boasted some apartments from \$95 to \$225 a month. Now he sends us notice to vacate on September 1. We have no money. We assure the public that we are in this fight to a finish."

Another suggestion contributing toward the Mayor's building scheme came yesterday from James E. Cunningham, chairman of the Alhambra Community Council, who declared that the government had on hand vast stores of building materials, and that if they were sold to the people at cost they would greatly relieve the situation.

A rent strike has been declared by twenty-two tenants at 180, 289 and 241

South First Street, Brooklyn, against Gerson Krinsky, the landlord, because of an increase of a dollar a month in rent. Seven have been ordered by the courts to pay the rent, but have not done so. Twenty-seven more have been summoned to appear.

Another session of the housing situation has come in orders to seventy families to vacate by April 1 the houses at 223 to 231 West Eighty-third Street and 2304 Broadway because of plans for the destruction of the buildings to make way for a movie theater. Many of the families have small children, and there are some sick persons. The tenants have been unable to find other lodging places.

When Marcus Loew, who is to build the theater, heard of the distress caused by the order, he said: "Only the twenty families in 223 and 225 West Eighty-third Street will have to move April 1. If they cannot find other apartments for themselves, I will pay their moving expenses. The tenants of the other houses can remain until May 1."

The legislative committee of the Real Estate Board of New York gave a dinner last night at the Hotel Astor to the members of the various legislative committees which are considering the housing question. The Senate Committee on the Housing and Rent Bills, the Committee on Taxes and Retrenchment and the City Committee were represented. Robert E. Dowling, chairman of the legislative committee of the Real Estate Board, presided. Fifty attended the dinner.

The gathering took on the nature of a conference, the legislators and real estate men talking over the situation. Edward P. Doyle, chairman of the budget committee of the Real Estate Board, said that New York City is in a position where it is half the new war millionaires of the country have come to New York City to live and are outbidding the old residents on desirable apartments.

Youthful A. E. F. Mascot Is Sent Back to France

Roger Hippeau Leaves Letter Behind; Fails to See Farewell of Pianist

Roger Hippeau, twelve years old, the youngest member of the A. E. F. ever to assert that he won the war, started back for France yesterday on the French liner Rochambeau. The Travellers' Aid Society is returning him to his brother, sister and mother in Paris. When Roger was nine his father died while fighting for France. Shortly thereafter he attacked the Red Cross and was sent to the front. He was half the new war millionaires of the country have come to New York City to live and are outbidding the old residents on desirable apartments.

By his retirement he missed the "postcard" of the farewell to America. Leon Tecktonius, the French pianist, who has been giving recitals in this country. Mr. Tecktonius's last act before leaving for France was to embrace him. After the other, the seven women who accompanied him to the pier. All were pleased.

The New York Central's embargo against shipments from Canada, east of Buffalo, imposed last Monday, is temporary. It is a measure to protect the terminal points brought on by recent storms in the Middle West. It was announced here yesterday. Shortage of freight cars is the cause. It should have nothing to do with it, it was said.

Burglars Make Threat Good

\$11,800 in Silks Vanish After "We'll Get You Yet" Message

Persistent and truthful burglars who have twice before looted the Up-to-Date Silk and Dyeing Company and the Empire Lace and Braid Company, occupying adjoining rooms on the third floor of 413 Broadway, finally succeeded last night before New York City police in getting the goods. The police reported that \$11,800 worth of silks had been stolen.

In January \$20,000 worth of goods were carried into the outer hall of 413 and apparently dropped there when the carriers were frightened off. February 13, robbers, who were about to load \$400 worth of goods, were frightened away by the police.

Two days later, a man called Mr. Blitzer, of the lace company, on the phone and said: "We've tried you twice and we'll get you yet."

Mr. Blitzer conceded yesterday that they had succeeded.

Framers of Training Bill

WASHINGTON, March 19.—Chairman Kahn of the House Military Committee today selected a sub-committee to frame legislation providing for compulsory universal military training, a majority of which is considered favorable to the adoption of a training plan.

Representative Dent, of Alabama, and Quinn, of Mississippi, Democrats, are the only selection of the committee. The other selections were Representative Kahn, of California; Greene, of Vermont; Sargent, of New York; McKenzie, of Illinois; Republicans, and Olney, Massachusetts, Democrat. These committees recently approved adoption of a training plan, excepting Mr. McKenzie, who opposed immediate action.

Bill Gives \$9,000,000 Bonuses

ANNAPOLIS, Md., March 19.—The House Ways and Means Committee today passed a bill to provide for the payment of bonuses to soldiers. The bill will come up next Tuesday.

Mary Pickford to Tour Europe

LOS ANGELES, March 19.—Mary Pickford announced today that she would leave soon for a tour of Europe. The English publication "The Nation" said that she would be the guest of the Northcliffe publications' management.

Stop Trying to Dam Progress, Urges Bryan

Civilization Swept Aside Obstructions to Direct Vote for Senators, Suffrage and Prohibition, He Says

Hitchcock Is Criticized

Ex-Secretary of State at Birthday Dinner Outlines Reform Program

"Beware of the Dam," was the theme of William Jennings Bryan's speech at a dinner in honor of the sixtieth anniversary of his birth held last night at the Aldine Club.

Civilization, he said, is a running stream and no man should be damned by the current of a mighty river. He declared that we have learned at least one great lesson from the debates in Congress—that it is a mistake to require a two-thirds vote to ratify a treaty.

Teachings of Experience

"I know not how I can better manifest my profound appreciation of the kindly greeting called forth by this the sixtieth anniversary of my birth than to avail myself of the privilege of age and submit some conclusions drawn from thirty years of experience in the art of politics."

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60 Candles on Bryan's Cake

William J. Bryan had a birthday cake last night with sixty candles on it. Its dimensions were three feet by two and it was brought into the banquet hall at the Aldine Club, where hundreds of his friends were staging a dinner in his honor.

"All right to wish for the 'White House' came a query as the toastmaster urged each guest to make a wish when Mr. Bryan blew out the candles. But Mr. Bryan did not blow out the candles after all. He allotted this task to a woman from each table.

amendment and to hasten the day of universal peace. Woman's influence is needed throughout the world to oppose universal military training and provide for a referendum on war except in case of invasion.

Profiteer Falls to Halt

"We are still confronted by efforts to stay the progress of our people. One is led by the profiteer, who is vain enough to suppose that he can halt at his command. He owes his existence to the opportunities offered by the war. While soldiers were bleeding in Europe he was bleeding a patriotic people in this country."

"The obstruction must be removed, and the profiteer is removed. The period of honest prices and fair dealing. We need commissions in states and cities for the investigation of charges of extortion, with laws for the punishment of the guilty. If this is not sufficient it may become necessary to regulate the middle men's profit, as we now regulate the interest that the banks charge. If this is not sufficient, only permitted to charge 6 or 8 per cent for the use of his money for a year, who should the manufacturer, wholesaler or retailer be allowed to charge 50 to 100 per cent, or even 200 per cent, on property that he turns over two or three times a year?"

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their candidates to enforcement of existing law.

"Don't you think that some of the delegates will be in favor of considering the question settled without any mention of the subject?"

"That will be the attitude of all the 'wets' by the time the conventions are held, but it will not be the attitude of the 'drys'."

When told that Senator Hitchcock, of Nebraska, had issued a challenge to him and declared for light wine, beer, Colonel Bryan paused a moment, while his face took on a familiar fighting look.

"Senator Hitchcock," he said, "is a leader of the liquor interests in Nebraska, and he is fighting me ten years ago. When Judson Harmon was the State candidate, I voted for him. When he was elected, he was elected by the submission of the national prohibition amendment even after the State of Nebraska adopted prohibition by 29,000 on a referendum on this amendment. A popular vote. To show how out of state the national dry amendment with only one dissenting vote in the Legislature. As to the question of suffrage, Hitchcock was the subject of my attack. This question even after the state Legislature had adopted suffrage and had asked him to vote for its submission."

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Col. Roosevelt For Wood, Says Norman Gould

Son of Former President Does Valuable Work for Father's Friend's Race to Head Party Ticket

Two More Delegates Won

Straw Vote by Students of Colgate University Puts